

EXECUTIVE SUMMARY

The Site consists of the approximately 3.84-acre former Standco Industries, Inc. (Standco) facility, located at 2701 Clinton Drive in Houston, Harris County, Texas (the Site, the designated property). Until recently, the Site consisted of approximately 3.93 acres; however, between 2013 and 2014 an approximately 7.5-foot right-of-way (ROW) along the southern Site boundary was conveyed to the City of Houston (COH) and the designated property was reduced to its current acreage. It should be noted that this adjacent south ROW, including the 7.5-foot addition, is part of MSD Ordinance No. 2010-415.

The Site has historically operated as Standco Industries, an industrial facility, which manufactured a variety of products including oilfield brake linings/blocks, “snubber” pads for use in aircraft landing gear, butterfly valve seats, molded friction resistant products, corrosion resistant coatings for studed bolts, spiral gaskets, and wash pipes. Manufacturing operations occurred at the facility between approximately 1940 and 2010. Prior to 1940, the Site was used for warehousing dating as far back as the 1920s. Prior to the 1920s, the facility was undeveloped land. Assessment activities have identified the former onsite industrial activities at the Site as the source area for affected environmental media. In 2010, manufacturing operations at the Site ceased. Properties within 500 feet of the boundary of the designated property are primarily developed for industrial, commercial, residential or educational use.

The Site is registered with the Texas Commission on Environmental Quality’s (TCEQ) Voluntary Cleanup Program (VCP) as VCP Site No. 2531. Enrollment of the Site into the VCP was the result of the discovery of environmental media affected with trichloroethylene (TCE), total petroleum hydrocarbons (TPH), 2,6-Dinitrotoluene (2,6-DNT), lead, and mercury. Environmental assessment activities conducted to date have been completed in general accordance with the Texas Risk Reduction Program (TRRP) as specified within 30 Texas Administrative Code (TAC) §350.

Concentrations of contaminants of concern (COCs) were initially compared to groundwater ingestion ($^{GW}GW_{Ing}$) and soil-to-groundwater ingestion ($^{GW}Soil_{Ing}$) Texas Risk Reduction Program (TRRP) Tier 1 Residential Protection Concentration Levels (PCLs), collectively referred to in this MSD Application as ingestion protective concentration levels (ingestion PCLs). However, with the anticipated MSD ordinance in place at the Site, the $^{GW}GW_{Ing}$ and $^{GW}Soil_{Ing}$ exposure pathways become incomplete. The critical TRRP PCL for groundwater becomes the PCL for inhalation of volatiles from groundwater ($^{Air}GW_{Inh-v}$), while the critical TRRP PCL for soil becomes the PCL for combined soil ingestion, dermal contact, inhalation of volatiles and particulates, and ingestion of vegetables ($^{Tot}Soil_{Comb}$) for surface soil and the PCL for inhalation of volatiles from soil ($^{Air}Soil_{Inh-v}$) for subsurface soil, collectively referred to in this MSD Application as non-ingestion protective concentration levels (non-ingestion PCLs).

COCs assessed in environmental media at the Site included volatile organic compounds (VOCs),

total petroleum hydrocarbons (TPH), RCRA 8 metals, asbestos, polychlorinated biphenyls (PCBs), and semivolatile organic compounds (SVOCs). Based on assessment activities conducted to date, the upper groundwater-bearing unit (GWBU) at the designated property has been affected by TCE, TPH in the C₁₂-C₂₈ range, and 2,6-DNT, which initially exceeded their respective ingestion PCLs utilizing qualitative groundwater samples collected from temporary monitor wells. However, quantitative confirmation sampling of groundwater from permanent groundwater monitor wells reported TPH (C₁₂-C₂₈) and 2,6-DNT at concentrations below the respective ingestion PCLs. Only TCE has impacted groundwater at concentrations above the ingestion PCL. All groundwater COCs have been reported at concentrations below their respective non-ingestion PCLs.

The affected groundwater has been horizontally and vertically delineated using a network of four (4) permanent monitor wells (MWs) and sixteen (16) temporary monitor wells (TMWs). The groundwater gradient of the upper GWBU has been measured as southwest in all sampling events. Evaluation of groundwater COC concentrations using Mann-Kendall trend analysis has shown decreasing COC concentrations in the source area well, indicating plume stability.

In addition to groundwater, surface soil at the designated property has been affected with lead, mercury, and total PCBs at concentrations that exceed their respective ingestion PCLs. However, reported onsite concentrations of these COCs in soil have not exceeded their respective non-ingestion PCLs with the exception of PCBs, which are present in shallow soil at the Site in concentrations that exceed applicable ^{Tot}Soil_{Comb} (non-ingestion) PCLs. This PCB-impacted soil was previously contained within the Site boundary; however, with the recent conveyance of the previously mentioned 7.5-foot ROW to the COH, the PCB-impacted soil appears to extend onto the COH ROW. This PCB-impacted soil will be removed from the Site following submittal and TCEQ approval of a Response Action Plan (RAP). Coordination with the COH will be maintained prior to and throughout the implementation of this proposed response action. The affected soil has been horizontally and vertically delineated through a combination of direct-push technology (DPT), hollow-stem auger (HSA) and hand auger borings. No ingestion PCL exceedances were identified in the lower GWBU confining clay layer, indicating vertical soil and groundwater delineation.

The COH is the only municipality within one-half mile of the Site, as well as the only public water system located within five mile of the Site that operates groundwater supply wells meeting the definition of a retail public utility (RPU) as defined in section 12.022 of Texas Water Code. According to the water well search, generated by a review of records from Texas Water Development Board (TWDB), TCEQ and Harris-Galveston Subsidence District (HGSD) records, there are reportedly 687 registered or permitted water wells located within a five (5) mile radius of the boundary of the Site. The COH provides municipal drinking water to the Site, as well as properties within one-half mile of the boundary of the Site.

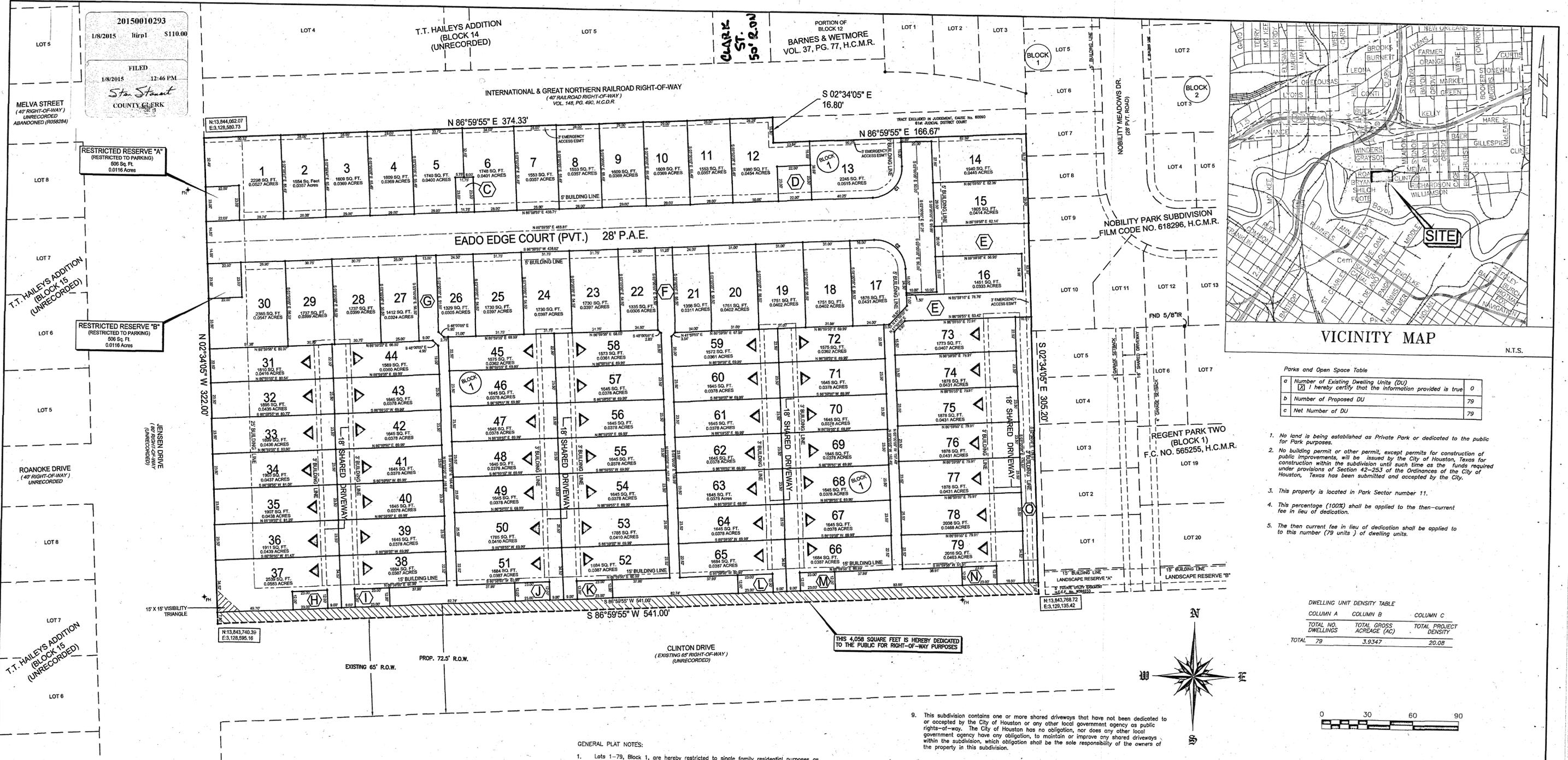
Through implementation of a MSD, an ordinance will prohibit the use of shallow groundwater for ingestion at the designated property, thus removing the groundwater ingestion exposure pathway. Upon passage of the MSD ordinance by the City of Houston and subsequent certification by the

TCEQ, the Applicant plans to obtain regulatory closure of the Site through a VCP Certificate of Completion utilizing the MSD.

CITY OF HOUSTON MSD APPLICATION

APPENDIX A

A legal description of the boundaries of the designated property, including metes and bounds, and copy of the deed for the property.



Parks and Open Space Table

a	Number of Existing Dwelling Units (DU)	0
b	Number of Proposed DU	79
c	Net Number of DU	79

DWELLING UNIT DENSITY TABLE

TOTAL NO. DWELLINGS	TOTAL GROSS ACREAGE (AC)	TOTAL PROJECT DENSITY
79	3.9347	20.08

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.28'	N 41°59'55" E	90°00'00"
C2	20.00'	31.42'	28.28'	S 48°00'05" E	90°00'00"

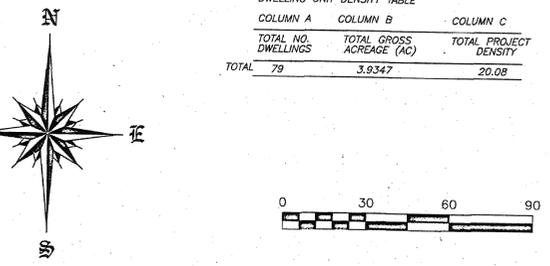
ACREAGE

GENERAL PLAT NOTES:

- Lots 1-79, Block 1, are hereby restricted to single family residential purposes as defined by Chapter 42 (Ordinance 1999 - 262).
- Single-family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential.
- Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
- The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection.
- Vehicular access to lots 31-79, Block 1 is provided for by a shared driveway only.
- The number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.
- The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
- This subdivision contains one or more shared driveways that have not been dedicated to or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency, to maintain or improve any shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of the property in this subdivision.
- At least 150 square feet of permeable area is required per lot. 11,850 square feet of permeable area shall be provided within the boundary of this subdivision.
- Any fence or wall up to 8 feet high shall be located at least two feet from the property line along the collector street or local street. This area shall be planted and maintained with landscaping.
- All lots shall have adequate wastewater collection service.
- ▲ denotes primary driveway access to each lot.
- Building coverage limited to 60% of area of each lot.
- The coordinates shown hereon are Texas South Central Zone No. 4204, State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99989124.
- This subdivision contains one or more permanent access easements that have not been dedicated to or accepted by the City of Houston or any other local governmental agency as public right-of-way. The City of Houston has no obligation, nor does any other local governmental agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of the property in this subdivision.
- P.A.E. indicates permanent access easement.
- Absent written authorization by the affected utilities, all CenterPoint Energy and the City of Houston utility easements must be unobstructed by the property owner. Any unobstructed improvements or obstructions may be removed by the utility at the property owner's expense.

- RESTRICTED RESERVE "A" (RESTRICTED TO PARKING) 606 Sq. Ft. 0.0116 Acres
- RESTRICTED RESERVE "B" (RESTRICTED TO PARKING) 506 Sq. Ft. 0.0116 Acres
- RESTRICTED RESERVE "C" (RESTRICTED TO PARKING) 270 Sq. Ft. 0.0063 Acres
- RESTRICTED RESERVE "D" (RESTRICTED TO PARKING) 506 Sq. Ft. 0.0116 Acres
- RESTRICTED RESERVE "E" (RESTRICTED TO LANDSCAPING AND OPEN SPACE) 4937 Sq. Ft. 0.1153 Acres
- RESTRICTED RESERVE "F" (RESTRICTED TO LANDSCAPING AND OPEN SPACE) 2728 Sq. Ft. 0.0626 Acres
- RESTRICTED RESERVE "G" (RESTRICTED TO LANDSCAPING AND OPEN SPACE) 2847 Sq. Ft. 0.0653 Acres
- RESTRICTED RESERVE "H" (RESTRICTED TO PARKING) 287 Sq. Ft. 0.0063 Acres
- RESTRICTED RESERVE "I" (RESTRICTED TO PARKING) 276 Sq. Ft. 0.0063 Acres
- RESTRICTED RESERVE "J" (RESTRICTED TO PARKING) 276 Sq. Ft. 0.0063 Acres
- RESTRICTED RESERVE "K" (RESTRICTED TO PARKING) 276 Sq. Ft. 0.0063 Acres
- RESTRICTED RESERVE "L" (RESTRICTED TO PARKING) 276 Sq. Ft. 0.0063 Acres
- RESTRICTED RESERVE "M" (RESTRICTED TO PARKING) 276 Sq. Ft. 0.0063 Acres
- RESTRICTED RESERVE "N" (RESTRICTED TO PARKING) 276 Sq. Ft. 0.0063 Acres

OFFICE OF STAN STANART
 COUNTY CLERK, HARRIS COUNTY, TEXAS
 MAP RECORDS OF COUNTY CLERK
 671109
 FILM CODE
 EADO EDGE
 THIS IS PAGE 1 OF 3 PAGES
 SCANNER Context IQ4400
 KEY MAP



EADO EDGE

A SUBDIVISION OF 3.9347 ACRES (171,397 SQUARE FEET) OF LAND SITUATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

SCALE: 1" = 30'
 79 LOTS 15 RESTRICTED RESERVES DATE: OCTOBER, 2014
 1 BLOCK

OWNER(S):
ASIAN PACIFIC TEXAS, LLC

PREPARED BY:
TOTAL SURVEYORS INC.

PLANNING / DEVELOPMENT
 4301 CENTER STREET
 DEER PARK, TEXAS 77536
 281-478-8719

SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF HARRIS

We, ASIAN PACIFIC TEXAS, LLC, acting by and through John McDougall, its Manager, hereinafter referred to as Owners of the 3.9347 acre tract described in the above and foregoing map of EADO EDGE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for some under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements, shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors and assigns to property located within the boundaries of this plat and always available for the general use of said owners (and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and established as private streets or permanent access easements.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, ASIAN PACIFIC TEXAS, LLC, has caused by these presents to be signed by John McDougall, its Manager, thereunto authorized, this 5th day of Dec, 2014.

ASIAN PACIFIC TEXAS, LLC

By: John McDougall
Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared John McDougall known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of Dec, 2014

Andrea Kaye Simms
Notary Public in and for the State of Texas
Printed Name: Andrea Kaye Simms
My Commission expires: March 18, 2017



I, Kevin K. Kolb, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Total Surveyors Inc.
4301 Center St.
Deer Park, Texas 77536
281-479-8719

Kevin K. Kolb
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5269
STATE OF TEXAS



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of EADO EDGE, in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 11th day of Jan, 2015

By: Mark A. Kilkenny By: David G. Patrick Walsh
Mark A. Kilkenny, Chair Patrick Walsh, P.E.
or Secretary
M. Sonny Garza, Vice-Chair



I, Stan Stanart, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on Jan 8, 2015 at 12:46 o'clock p.m., and duly recorded on Jan 8, 2015 at 1:58 o'clock p.m., and in Film Code Number 671109 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

STAN STANART

Stan Stanart
Clerk of the County Court
Harris County, Texas
By: Edwina V. Mack
Edwina V. Mack
Deputy

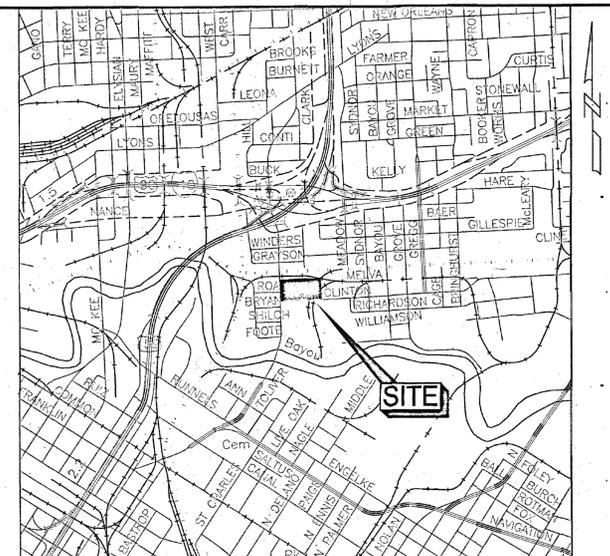
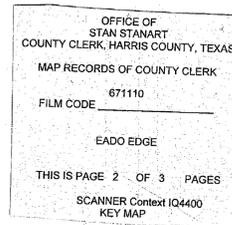


42-186 PARKING FOR SF RESIDENTIAL USE

NO. OF PROPOSED LOTS REQUIRING ADD. PARKING	NO. OF ADDITIONAL PARKING REQUIRED	NO. OF ON-STREET PARKING	NO. OF ON-SITE PARKING
79	13	0	20

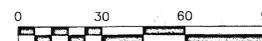
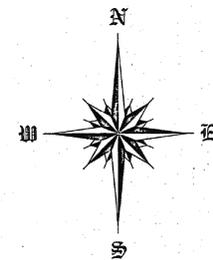
LOT SIZE AND COVERAGE TABLE

LOT NO.	LOT SIZE (SF)	MAXIMUM BLDG COVERAGE (SF)	MAXIMUM % COVERAGE (COL. C/COL. B)
1	2,296	1,378	60%
2	1,524	932	60%
3-4	1,609	965	60%
5	1,740	1,044	60%
6	1,748	1,048	60%
7-8	1,553	931	60%
9-10	1,609	965	60%
11	1,553	931	60%
12	1,980	1,188	60%
13	2,245	1,347	60%
14	1,940	1,164	60%
15	1,805	1,083	60%
16	1,451	870	60%
17	1,876	1,125	60%
18-20	1,751	1,050	60%
21	1,356	813	60%
22	1,335	801	60%
23-25	1,730	1,038	60%
26	1,329	797	60%
27	1,412	847	60%
28-29	1,737	1,042	60%
30	2,385	1,431	60%
31	1,810	1,086	60%
32	1,895	1,137	60%
33	1,839	1,139	60%
34	1,903	1,141	60%
35	1,907	1,144	60%
36	1,911	1,146	60%
37	2,536	1,523	60%
38	1,684	1,010	60%
39-43	1,645	987	60%
44	1,569	941	60%
45	1,575	945	60%
46-49	1,645	987	60%
50	1,785	1,071	60%
51-52	1,684	1,010	60%
53	1,785	1,071	60%
54-57	1,645	987	60%
58	1,573	943	60%
59	1,572	943	60%
60-64	1,645	987	60%
65-66	1,684	1,010	60%
67-71	1,645	987	60%
72	1,575	945	60%
73	1,773	1,063	60%
74-77	1,878	1,126	60%
78	2,038	1,222	60%
79	2,446	1,467	60%



VICINITY MAP

N.T.S.



EADO EDGE

A SUBDIVISION OF 3.9347 ACRES (171,397 SQUARE FEET) OF LAND SITUATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

SCALE: 1" = 30'
79 LOTS
15 RESTRICTED RESERVES
DATE: OCTOBER, 2014
1 BLOCK

OWNER(s):
ASIAN PACIFIC TEXAS, LLC

PREPARED BY:
TOTAL SURVEYORS INC.

PLANNING / DEVELOPMENT
4301 CENTER STREET
DEER PARK, TEXAS 77536
281-479-8719

RECORDERS MEMORANDUM
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All tracings, additions and changes were prepared at the time the instrument was filed and recorded.

METES AND BOUNDS DESCRIPTION
3.8416 ACRES (167,340 SQUARE FEET) OF LAND
LOTS 1-79, RESERVES "A" – "O", BLOCK 1, EADO EDGE
S.M. HARRIS SURVEY, ABSTRACT NO. 327
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

Being 3.8416 acres of land situated in the S.M. Harris Survey, Abstract No. 327, Harris County, Texas, and being all of Lots 1-79, Reserves "A" – "O", Block 1, Eado Edge, a subdivision recorded under Film Code No. 671109 of the Map Records of Harris County, Texas. Said 7.1868 acres being more fully described by metes and bounds as follows:

- All bearings referenced herein are based on the Texas State Plane Coordinate System, Texas South Central Zone 4204.

BEGINNING at a chiseled "X" in concrete found for corner, said corner being the southwest boundary corner of Eado Edge and being the intersection of the west right-of-way line of Jensen Drive, a called 80 foot wide public right-of-way, with the north line of Clinton Drive, a called 72.5 foot wide public right-of-way;

THENCE North 02°34'05" West, along the easterly right-of-way line of said Jensen Drive, for a distance of 322.00 feet to a 5/8 inch iron rod with plastic cap found for corner, said iron rod being the intersection of the easterly right-of-way line of said Jensen Drive with the southerly right-of-way line of the International and Great Northern Railroad, based on a width of 40 feet, recorded in Volume 148, Page 490, of the Deed Records of Harris County, Texas;

THENCE North 86°59'55" East, along the southerly right-of-way line of the said International and Great Northern Railroad, for a distance of 374.33 feet to a 5/8 inch iron rod with plastic cap found for corner, said iron rod being the northwesterly boundary of a called tract excluded from judgement, cause no. 60090;

THENCE South 02°34'05" East, along the westerly boundary line of the said tract excluded from judgement, for a distance of 16.80 feet, to a 5/8 inch iron rod with plastic cap found for corner, said iron rod being the southwestly boundary corner of the said tract excluded from judgement;

THENCE North 86°59'55" East, along the southerly boundary line of the said tract excluded from judgement, for a distance of 166.67 feet to a 5/8 inch iron rod with plastic cap found for corner, said iron rod being located in the westerly boundary line of Nobility Park Replat No 1, a subdivision according to the map or plat thereof as recorded under Film Code No. 670266, of the Map Records of Harris County, Texas;

THENCE South 02°34'05" East, along the westerly boundary line of said Nobility Park Replat No 1, for a distance of 305.20 feet, to a 5/8 inch iron rod with plastic cap set for corner, said iron rod being located in the northerly right-of-way line of said Clinton Drive;

3.8416 Acres (167,340 Sq. Ft.) of Land
Lots 1-79 and Reserves "A" – "O", Block 1, Eado Edge
S.M. Harris Survey, Abstract No. 327
City of Houston, Harris County, Texas

THENCE South 86°59'55" West, along the northerly right-of-way line of said Clinton Drive, for a distance of 541.00 feet to the **POINT OF BEGINNING** and containing within these calls a total area of 167,340 square feet or 3.8416 acres of land.

A survey plat has not been prepared in conjunction with this metes and bounds description.

The square footage totals as shown hereon are based on a mathematical closure of the courses and distances reflected herein. It does not include the tolerances that may be present due to positional accuracy of the boundary monumentation.

Compiled by:

TOTAL SURVEYORS, INC.

TBPLS Firm No. 10075300

4301 Center Street

Deer Park, Texas 77536

281-479-8719

July 20, 2016



WD
R

13-157156-BW

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**WARRANTY DEED
(CASH)**

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT THE UNDERSIGNED, **UR PROPERTIES I, L.P.**, hereinafter called "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, does GRANT, SELL AND CONVEY unto **ASIAN PACIFIC TEXAS LLC**, herein referred to as the "Grantee," whose mailing address is **5225 Katy Freeway, Suite 420, Houston, Texas, 77007**, whether one or more, the real property described as follows:

1EE

3.9347 acres (171,397 square feet) of land out of the S.M. Harris Survey, Abstract D No. 327, Harris County, Texas, being the same tract of land conveyed to Standco Industries, Inc. as Tract One in deed filed for record under Harris County Clerk's File No. C320499, and being more particularly described as follows, the basis of bearings being the Texas State Plane Coordinate Grid System, South Central Zone 4204:

BEGINNING at an "X" cut in the sidewalk at the intersection of the east right-of-way line of Jensen Drive, 80 feet wide, with the north right-of-way line of Clinton Drive, formerly Roanoke Street, 65 feet wide;

THENCE N. 1° 21' 26" W. 322.00 feet along the east right-of-way line of Jensen Drive to a 5/8" iron rod with plastic cap stamped "KRE&S RPLS #3974" set for the northwest corner of the herein described tract of land;

THENCE N. 88° 12' 34" E/ 374.33 feet to the northwest corner of a tract of land saved and excepted from said Tract One to a 5/8" iron rod with plastic cap stamped "KRE&S RPLS #3974" set for a corner of the herein described tract of land;

THENCE S. 1° 21' 26" E. 16.80 feet along the west line of said excepted tract to an "X" cut in concrete for a corner of the herein described tract of land;

ER 042 - 49 - 1162

ER 042 - 49 - 1163

THENCE N. 88° 12' 34" E. 166.67 feet along the south line of said excepted tract to a 5/8" iron rod with plastic cap stamped "KRE&S RPLS #3974" set for the northeast corner of the herein described tract of land;

THENCE S. 1° 21' 26" E. 305.20 feet to a 1" iron pipe found for the southeast corner of said Tract One and being in the north right-of-way line of said Clinton Drive;

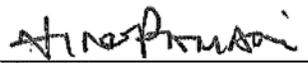
THENCE S. 88° 12' 34" W. 541.00 feet along the north right-of-way line of said Clinton Drive to the PLACE OF BEGINNING of the herein described tract of land.

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Harris County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, all of which are described above, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 28 day of February, 2013.

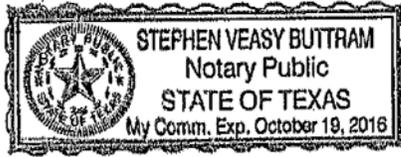


VINOD RAMANI AS THE PRESIDENT
OF UR PROPERTIES I, L.P

10R

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me on the 28 day of February, 2013, by VINOD RAMANI AS THE PRESIDENT OF UR PROPERTIES I, L.P.



A handwritten signature in black ink, appearing to read "S. Veasy Buttram", written over a horizontal line.

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:
ASIAN PACIFIC TEXAS LLC
5225 Katy Freeway, Suite 420
Houston, Texas, 77007

PREPARED IN THE LAW OFFICE OF
Buttram & Associates
5023 Washington Avenue, Suite 200
Houston, Texas 77007

ER 042 - 49 - 1164

ER 042 - 49 - 1165

20130127129
Pages 4
03/19/2013 14:15:40 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

APPENDIX B

A description of the current use, and, to the extent know, the anticipated use(s), of the designated property and properties within 500 feet of the boundary of the designated property.

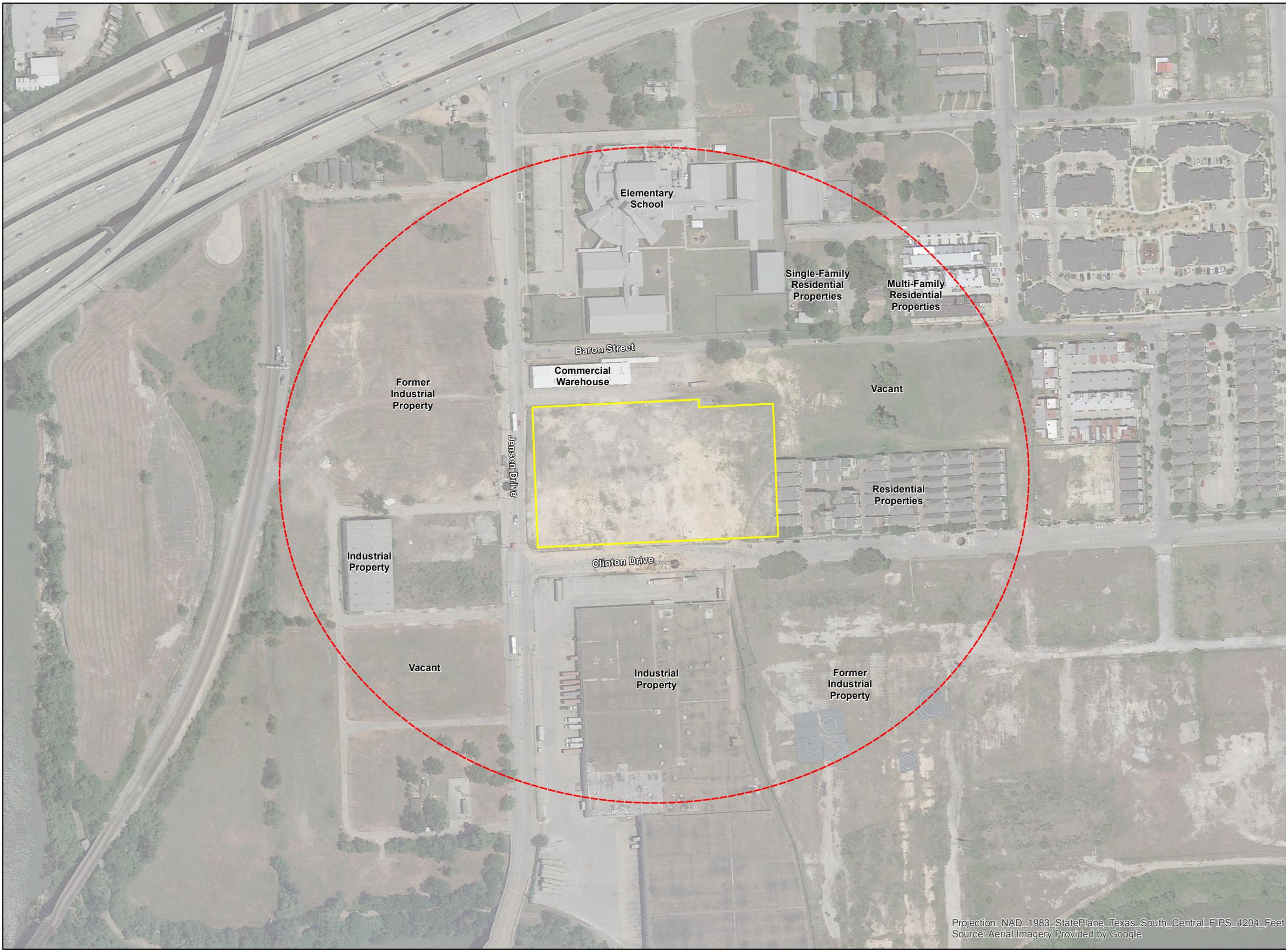
The Site has historically operated as Standco Industries, an industrial facility, which manufactured a variety of products including oilfield brake linings/blocks, “snubber” pads for use in aircraft landing gear, butterfly valve seats, molded friction resistant products, corrosion resistant coatings for studed bolts, spiral gaskets, and wash pipes. Manufacturing operations occurred at the facility between approximately 1940 and 2010. Prior to 1940, the Site was used for warehousing dating as far back as the 1920s. Prior to the 1920s, the facility was undeveloped land. Assessment activities have identified the former onsite industrial activities at the Site as the source area for affected environmental media. In 2010, manufacturing operations at the Site ceased. The Site is currently in the initial stages of single-family residential development.

Properties within 500 feet of the boundary of the designated property are primarily developed for industrial and multi-family residential use. A map illustrating the current property uses within 500 feet of the boundary of the designated property is included as **Figure B**.



LEGEND

- 500' Boundary From Site
- Approximate Property Boundary



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500' PROPERTY USE MAP

JOB NUMBER: 14-0257
 FILE NAME: FIGURE_2A
 DATE: 8/4/2016
 DRAWN BY: KA
 APPROVED BY: JB

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FIGURE B

Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
 Source: Aerial Imagery Provided by Google

APPENDIX C

A site map(s) showing:

- a) The location of the designated property;*
- b) The topography of the designated property as indicated on publicly available sources, which must note the watershed including the nearest surface water body and whether the designated property is located in a floodplain or floodway, as those terms are defined in Chapter 19 of the Code of Ordinances;*
- c) The detected area of groundwater contamination;*
- d) The location of all soil sampling locations and all groundwater monitoring wells;*
- e) Groundwater gradients, to the extent known, and direction of groundwater flow;*
- f) The ingestion protective concentration level exceedance zone for each contaminant of concern, to the extent known; and*
- g) Depth to groundwater for each affected zone.*

The above referenced site maps are illustrated in the following figures:

Figure C-a1 – Site Location Map

Figure C-a2 – Site Map

Figure C-b1 – Topographic Map

Figure C-b2 – Flood Insurance Rate Map

Figure C-c1 – Detected Groundwater Contamination Map – Monitor Wells

Figure C-c2 – Detected Groundwater Contamination Map – Temporary Monitor Wells

Figure C-d1 – Soil Boring Location Map

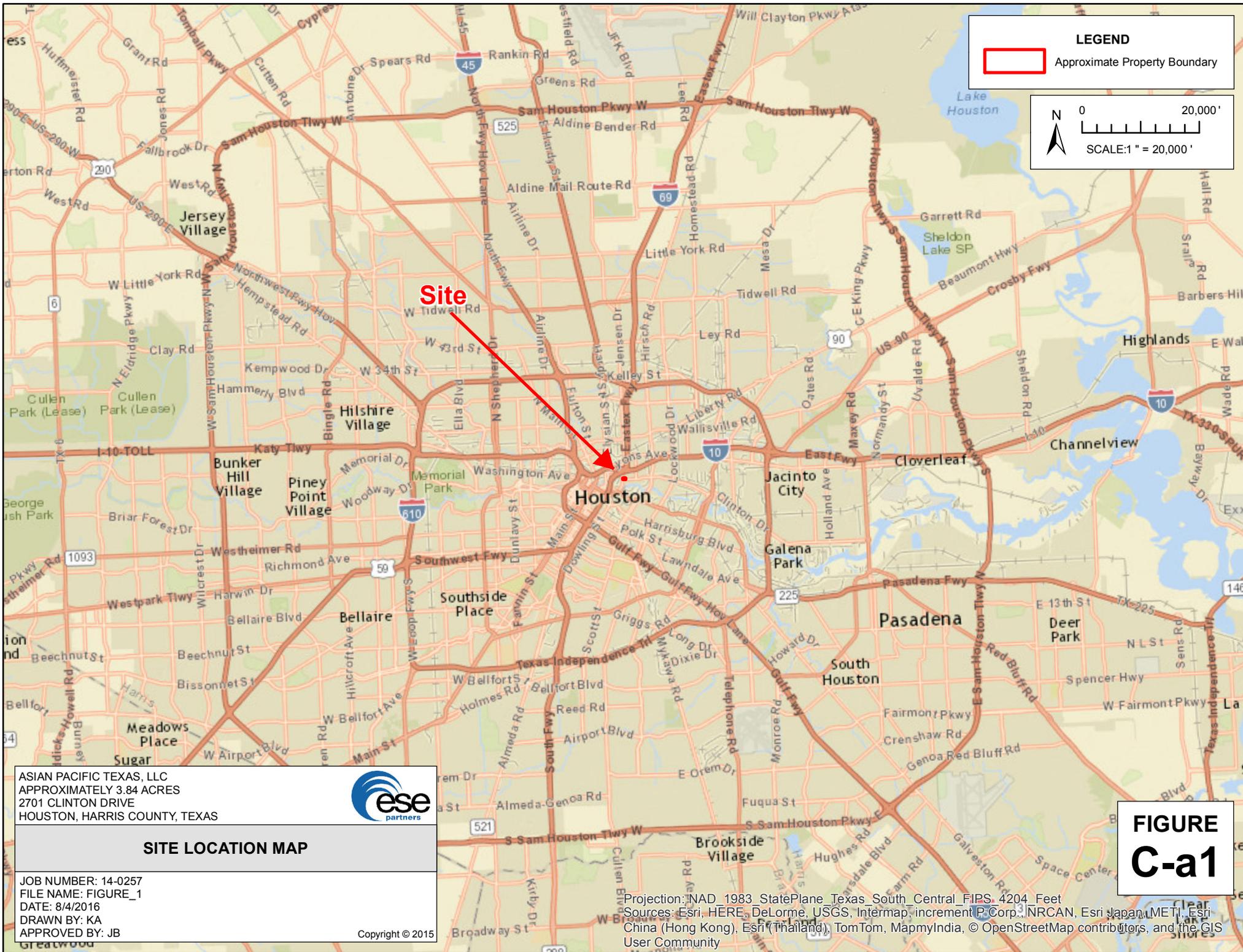
Figure C-d2 – GW Monitor Well Location Map

Figure C-e1 – Groundwater Gradient Map – 9/16/2015

Figure C-e2 – Groundwater Gradient Map – 12/10/2015

Figure C-f – Ingestion PCLE Zone Map

Assessment activities conducted to date have identified that affected groundwater is limited to the upper groundwater bearing unit (GWBU). An approximate 2 to 9-foot thick unit of saturated silt, silty clay, and/or sand was initially encountered at depths ranging from approximately 11 to 17 feet below ground surface (bgs), which represented the upper GWBU.



LEGEND

 Approximate Property Boundary

N

0 20,000'

SCALE: 1" = 20,000'

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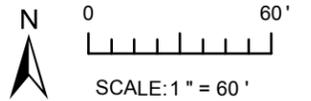
SITE LOCATION MAP

JOB NUMBER: 14-0257
 FILE NAME: FIGURE_1
 DATE: 8/4/2016
 DRAWN BY: KA
 APPROVED BY: JB

Copyright © 2015

**FIGURE
C-a1**

Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri
 China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS
 User Community



LEGEND

Approximate Property Boundary

SITE MAP

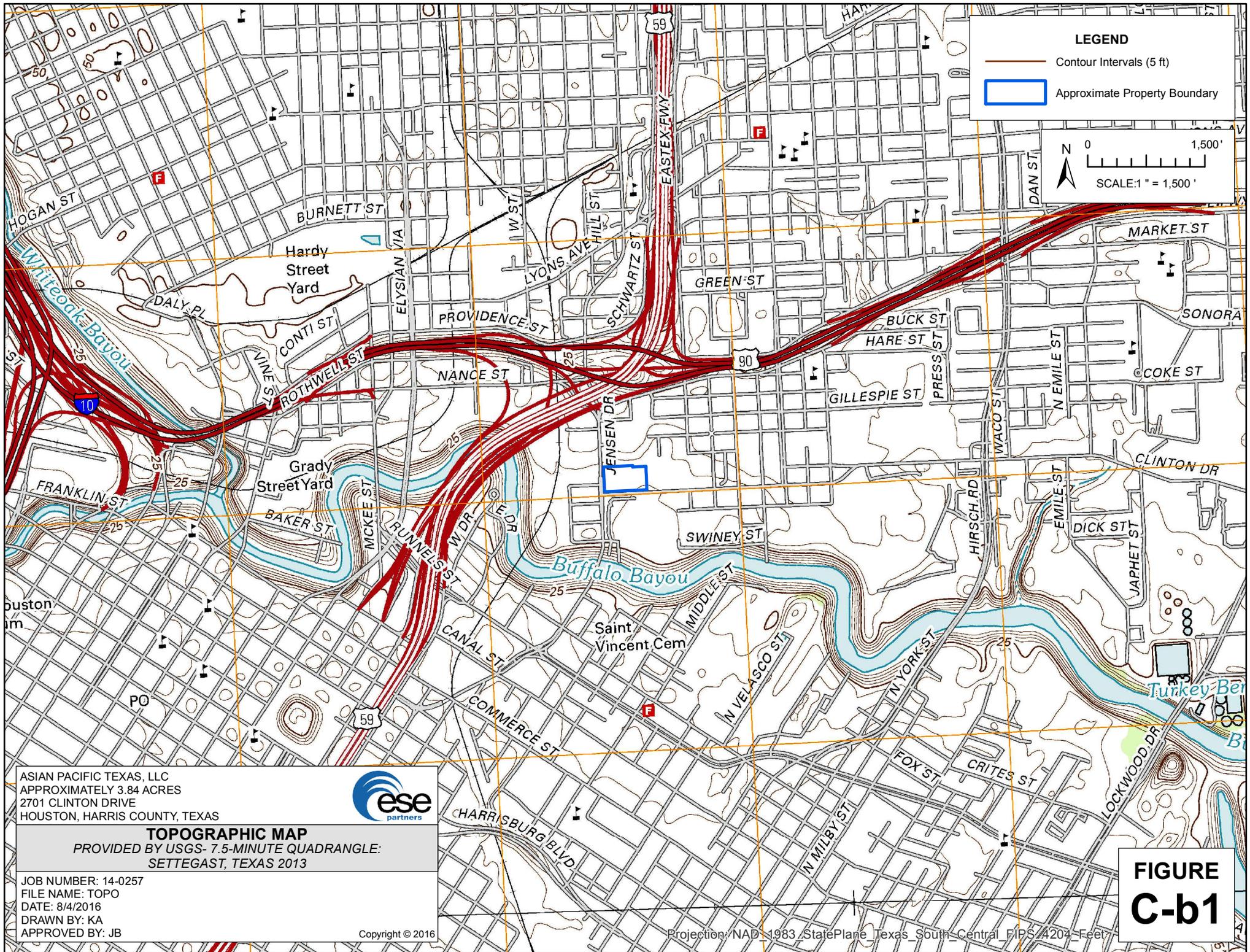
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JOB NUMBER: 14-0257
FILE NAME: FIGURE_Ca2
DATE: 8/4/2016
DRAWN BY: KA
APPROVED BY: JB

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Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Source: Aerial Imagery Provided by Google

FIGURE C-a2



LEGEND

- Contour Intervals (5 ft)
- Approximate Property Boundary

N 0 1,500'

SCALE: 1" = 1,500'

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TOPOGRAPHIC MAP
 PROVIDED BY USGS- 7.5-MINUTE QUADRANGLE:
 SETTEGAST, TEXAS 2013

JOB NUMBER: 14-0257
 FILE NAME: TOPO
 DATE: 8/4/2016
 DRAWN BY: KA
 APPROVED BY: JB

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Projection: NAD83_StatePlane_Texas_South_Central_FIPS_4204_Feet

**FIGURE
 C-b1**



Approximate Property Boundary

Flood Hazard Zones



1% Annual Chance Flood Hazard



Regulatory Floodway



Special Floodway



Area of Undetermined Flood Hazard



0.2% Annual Chance Flood Hazard

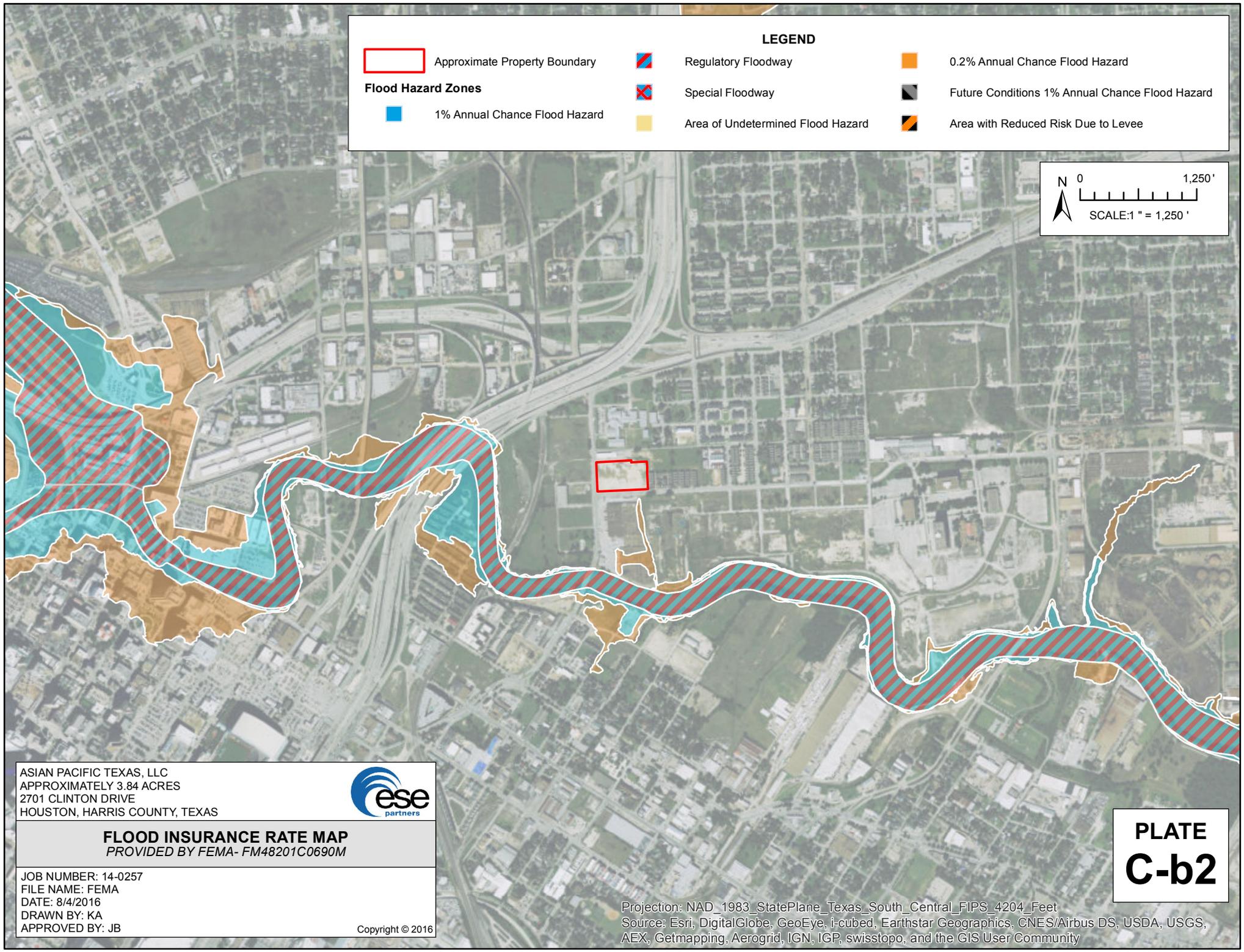
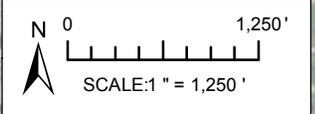


Future Conditions 1% Annual Chance Flood Hazard



Area with Reduced Risk Due to Levee

LEGEND



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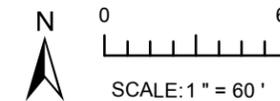
FLOOD INSURANCE RATE MAP
PROVIDED BY FEMA- FM48201C0690M

JOB NUMBER: 14-0257
FILE NAME: FEMA
DATE: 8/4/2016
DRAWN BY: KA
APPROVED BY: JB

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**PLATE
C-b2**

Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



LEGEND

- Approximate Monitor Well Location
- Approximate Property Boundary

Sampling Location	Ingestion PCL (mg/L)	Date Collected
TMW-01		2/3/2012
Trichloroethylene (0.005)	<0.0011	
COC	Reported Concentration (mg/L)	
	[PCL Exceedance]	

NE - Not Established
NS - Not Sampled

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**DETECTED GROUNDWATER CONTAMINATION MAP
 MONITOR WELLS**
 JOB NUMBER: 14-0257
 FILE NAME: FIGURE_5Ba - GW_COC_MW
 DATE: 8/4/2016
 DRAWN BY: KA
 APPROVED BY: JB

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MW-14	9/16/2015	12/10/2015
Trichloroethylene (24)	<0.00049	<0.00048
TPH (C16-C12) (1,800)	<0.46	<0.46
TPH (>C12-C28) (7,500)	<0.49	<0.49
TPH (>C28-C35) (7,500)	<0.49	<0.49
TPH (C6-C35) (NE)	<0.46	<0.46
Aroclor 1016 (2.9)	NS	<0.00021
Aroclor 1221 (2.9)	NS	<0.00020
Aroclor 1232 (2.9)	NS	<0.00017
Aroclor 1242 (2.9)	NS	<0.00012
Aroclor 1248 (2.9)	NS	<0.00010
Aroclor 1254 (2.9)	NS	<0.00010
Aroclor 1260 (2.9)	NS	<0.00012

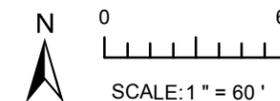
MW-4	1/27/2012	9/16/2015	12/10/2015
Trichloroethylene (24)	<0.0011	<0.00049	<0.00048
TPH (C16-C12) (1,800)	NS	<0.44	<0.45
TPH (>C12-C28) (7,500)	NS	0.567 J	<0.48
TPH (>C28-C35) (7,500)	NS	<0.48	<0.48
TPH (C6-C35) (NE)	NS	0.567 J	<0.44
Aroclor 1016 (2.9)	NS	NS	<0.00021
Aroclor 1221 (2.9)	NS	NS	<0.00020
Aroclor 1232 (2.9)	NS	NS	<0.00017
Aroclor 1242 (2.9)	NS	NS	<0.00012
Aroclor 1248 (2.9)	NS	NS	<0.00010
Aroclor 1254 (2.9)	NS	NS	<0.00010
Aroclor 1260 (2.9)	NS	NS	<0.00012

MW-1	7/8/2010	1/27/2012	9/17/2015	12/17/2015
Trichloroethylene (24)	0.0624	0.035	0.0179	0.0111
TPH (C16-C12) (1,800)	NS	NS	<0.48	<0.44
TPH (>C12-C28) (7,500)	<0.90	NS	<0.52	<0.47
TPH (>C28-C35) (7,500)	NS	NS	<0.52	<0.47
TPH (C6-C35) (NE)	NS	NS	<0.48	<0.44
Aroclor 1016 (2.9)	NS	NS	NS	<0.00024
Aroclor 1221 (2.9)	NS	NS	NS	<0.00023
Aroclor 1232 (2.9)	NS	NS	NS	<0.00020
Aroclor 1242 (2.9)	NS	NS	NS	<0.00014
Aroclor 1248 (2.9)	NS	NS	NS	<0.00012
Aroclor 1254 (2.9)	NS	NS	NS	<0.00012
Aroclor 1260 (2.9)	NS	NS	NS	<0.00014

MW-10	9/16/2015	12/10/2015	1/7/2016
Trichloroethylene (24)	0.0021	0.0115	0.0105
2,6-Dinitrotoluene (NE)	<0.0010	NS	NS
TPH (C16-C12) (1,800)	<0.45	<0.46	<0.45
TPH (>C12-C28) (7,500)	<0.48	<0.50	<0.49
TPH (>C28-C35) (7,500)	<0.48	<0.50	<0.49
TPH (C6-C35) (NE)	<0.45	<0.46	<0.45
Aroclor 1016 (2.9)	NS	<0.00021	NS
Aroclor 1221 (2.9)	NS	<0.00020	NS
Aroclor 1232 (2.9)	NS	<0.00017	NS
Aroclor 1242 (2.9)	NS	<0.00012	NS
Aroclor 1248 (2.9)	NS	<0.00010	NS
Aroclor 1254 (2.9)	NS	<0.00010	NS
Aroclor 1260 (2.9)	NS	<0.00012	NS

Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Source: Aerial Imagery Provided by Google

FIGURE C-c1



LEGEND

- Approximate Temporary Monitor Well Location
- Approximate Property Boundary

Sampling Location	Ingestion PCL (mg/L)	Date Collected
TMW-01		2/3/2012
Trichloroethylene (0.005)		<0.0011
COC		
		Reported Concentration (mg/L)
NE - Not Established		[PCL Exceedance]
NS - Not Sampled		

*Denotes TMWs advanced at 2720 Clinton Drive

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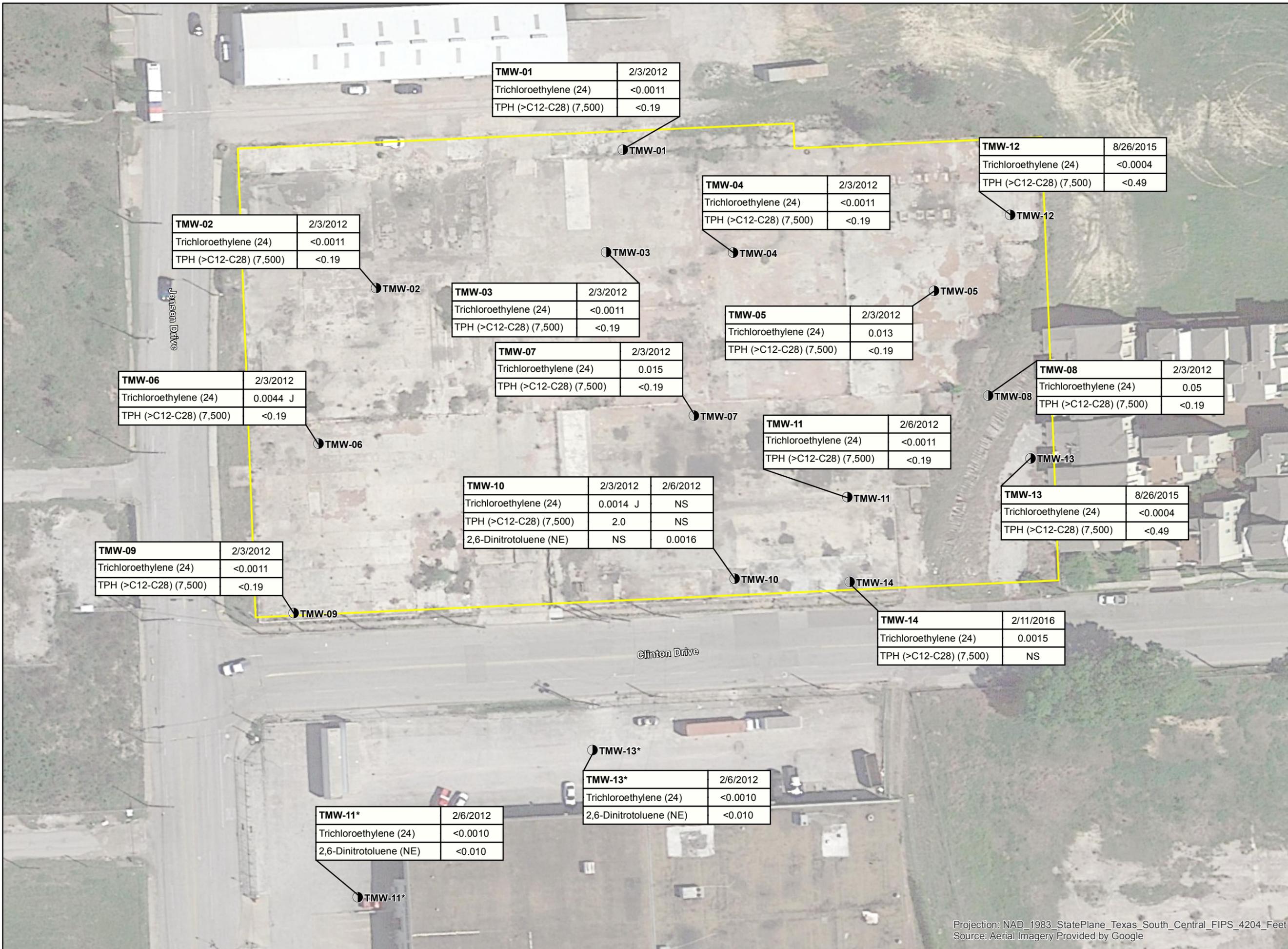
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**DETECTED GROUNDWATER CONTAMINATION MAP
 TEMPORARY MONITOR WELLS**

JOB NUMBER: 14-0257
 FILE NAME: FIGURE_5Bb - GW_COC_TMW
 DATE: 8/4/2016
 DRAWN BY: KA
 APPROVED BY: JB

**FIGURE
 C-c2**

Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
 Source: Aerial Imagery Provided by Google



TMW-01	2/3/2012
Trichloroethylene (24)	<0.0011
TPH (>C12-C28) (7,500)	<0.19

TMW-12	8/26/2015
Trichloroethylene (24)	<0.0004
TPH (>C12-C28) (7,500)	<0.49

TMW-02	2/3/2012
Trichloroethylene (24)	<0.0011
TPH (>C12-C28) (7,500)	<0.19

TMW-04	2/3/2012
Trichloroethylene (24)	<0.0011
TPH (>C12-C28) (7,500)	<0.19

TMW-03	2/3/2012
Trichloroethylene (24)	<0.0011
TPH (>C12-C28) (7,500)	<0.19

TMW-05	2/3/2012
Trichloroethylene (24)	0.013
TPH (>C12-C28) (7,500)	<0.19

TMW-06	2/3/2012
Trichloroethylene (24)	0.0044 J
TPH (>C12-C28) (7,500)	<0.19

TMW-07	2/3/2012
Trichloroethylene (24)	0.015
TPH (>C12-C28) (7,500)	<0.19

TMW-08	2/3/2012
Trichloroethylene (24)	0.05
TPH (>C12-C28) (7,500)	<0.19

TMW-11	2/6/2012
Trichloroethylene (24)	<0.0011
TPH (>C12-C28) (7,500)	<0.19

TMW-13	8/26/2015
Trichloroethylene (24)	<0.0004
TPH (>C12-C28) (7,500)	<0.49

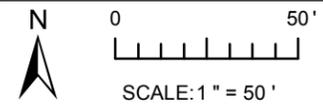
TMW-10	2/3/2012	2/6/2012
Trichloroethylene (24)	0.0014 J	NS
TPH (>C12-C28) (7,500)	2.0	NS
2,6-Dinitrotoluene (NE)	NS	0.0016

TMW-09	2/3/2012
Trichloroethylene (24)	<0.0011
TPH (>C12-C28) (7,500)	<0.19

TMW-14	2/11/2016
Trichloroethylene (24)	0.0015
TPH (>C12-C28) (7,500)	NS

TMW-11*	2/6/2012
Trichloroethylene (24)	<0.0010
2,6-Dinitrotoluene (NE)	<0.010

TMW-13*	2/6/2012
Trichloroethylene (24)	<0.0010
2,6-Dinitrotoluene (NE)	<0.010



LEGEND

- Approximate Soil Boring Location
- Approximate Property Boundary



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 HOUSTON, HARRIS COUNTY, TEXAS

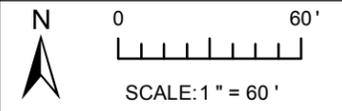
SOIL BORING LOCATION MAP

JOB NUMBER: 14-0257
 FILE NAME: SB_LOC
 DATE: 8/4/2016
 DRAWN BY: KA
 APPROVED BY: JB

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Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
 Source: Aerial Imagery Provided by Google

FIGURE C-d1



LEGEND

-  Approximate Monitor Well Location
-  Approximate Temporary Monitor Well Location
-  Approximate Property Boundary

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GROUNDWATER MONITOR WELL LOCATION MAP

JOB NUMBER: 14-0257
 FILE NAME: GW_WELL_LOC
 DATE: 8/4/2016
 DRAWN BY: KA
 APPROVED BY: JB

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Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
 Source: Aerial Imagery Provided by Google

FIGURE C-d2

LEGEND

- Monitor Well Location
- Groundwater Gradient Contour (ft AMSL)
- Groundwater Flow Direction
- Approximate Property Boundary
- (21.25')** Groundwater Elevation (ft AMSL)
- (NS)** Not Surveyed



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GROUNDWATER GRADIENT MAP 9/16/2015

JOB NUMBER: 14-0257
FILE NAME: GW_GRADIENT
DATE: 8/4/2016
DRAWN BY: KA
APPROVED BY: JB

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Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Source: Aerial Imagery Provided by Google

FIGURE C-e1

LEGEND

- Monitor Well Location
- Groundwater Gradient Contour (ft AMSL)
- Groundwater Flow Direction
- Approximate Property Boundary
- (21.25')** Groundwater Elevation (ft AMSL)
- (NS)** Not Surveyed



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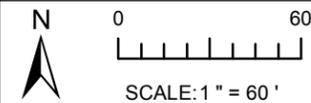
GROUNDWATER GRADIENT MAP 12/10/2015

JOB NUMBER: 14-0257
FILE NAME: GW_GRADIENT
DATE: 8/4/2016
DRAWN BY: KA
APPROVED BY: JB

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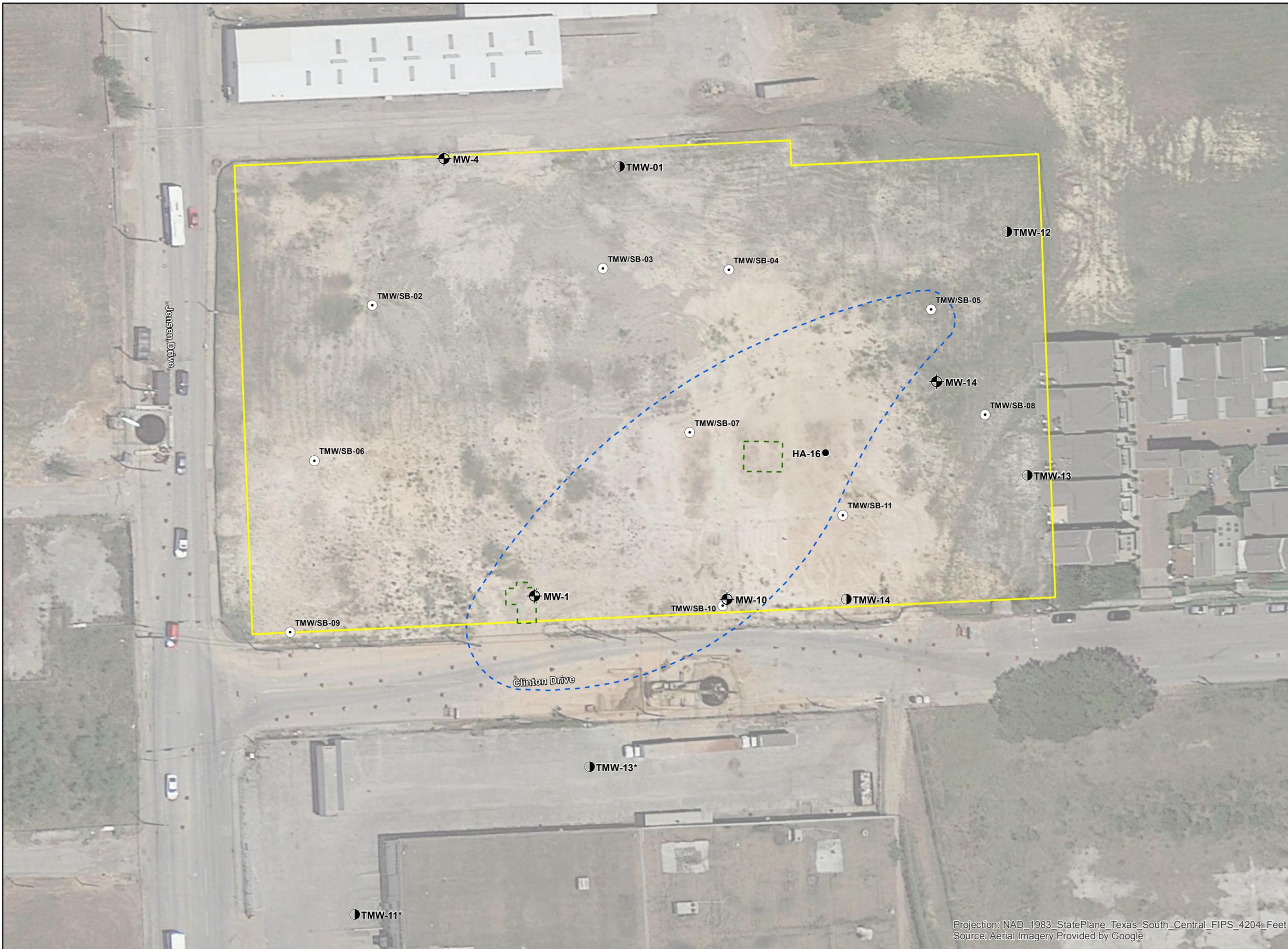
Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Source: Aerial Imagery Provided by Google

FIGURE C-e2



LEGEND

- Approximate Soil Boring Location
- ◐ Approximate Temporary Monitor Well Location
- Approximate Temporary Monitor Well and Soil Boring Location
- ▭ PCB Soil PCLE Zones
- ▭ TCE Groundwater PCLE Zone
- ▭ Approximate Property Boundary



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INGESTION PCLE ZONE MAP

JOB NUMBER: 14-0257
 FILE NAME: PCLE_MAP
 DATE: 8/4/2016
 DRAWN BY: KA
 APPROVED BY: JB

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Projection: NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
 Source: Aerial Imagery Provided by Google

FIGURE C-f

APPENDIX D

Provide for each contaminant of concern within the designated groundwater:

- a) A description of the ingestion protective concentration level exceedance zone and the non-ingestion protective concentration level exceedance zone, including a specification of the horizontal area and the minimum and maximum depth below ground surface.*
- b) The level of contamination, the ingestion protective concentration level, and the non-ingestion protective concentration level, all expressed as mg/L units.*
- c) Its basic geochemical properties (e.g., whether the contaminant of concern migrates with groundwater, floats or is soluble in water).*

Based on assessment activities, the upper GWBU has been historically affected by TCE, TPH (C₁₂-C₂₈), and 2,6-DNT. No groundwater contaminants of concern have been identified at concentrations which exceed non ingestion PCLs. Therefore, a non-ingestion PCLE zone does not exist at the designated property.

A description of each contaminant of concern, the ingestion PCLE zone, vertical and horizontal extent, and geochemical properties is provided on the following page.

Chemical of Concern	Max Conc.	Ingestion-Based PCLE Zone				Non-Ingestion PCLE Zone		Geochemical/Physical Properties			
		^{GW} GW _{ing} PCL	Min Depth (ft bgs)	Max Depth (ft bgs)	Total Area (acres)	^{Air} GW _{inh-v} PCL	Total Area	Molecular Weight (g/mol)	Specific Gravity	Water Solubility (mg/L)	Migrates with GW?
TPH (>C ₁₂ – C ₂₈)*	2.3	9.80E-01	11	17	0.23	7.50E+03	N/A	N/A	N/A	N/A	Yes
Trichloroethylene	0.0624	5.00E-03	11	17	0.99	2.40E+01	N/A	131.4	1.46	1100	Yes
2,6 – Dinitrotoluene	0.0016	1.3E-03	11	17	0.23	NE	N/A	182.1	1.28	180	Yes

*TPH represents a range of petroleum compounds with varying properties; therefore, geochemical/physical properties do not apply.

APPENDIX E

A table displaying the following information for each contaminant of concern, to the extent known:

- a) The maximum concentration level for soil and groundwater, the ingestion protective concentration level, and the non-ingestion protective concentration level, all expressed as mg/kg for soils and mg/L for groundwater.
- b) The critical protective concentration level without the municipal setting designation, highlighting any exceedances.

Requested contaminant of concern information for groundwater and soil are provided below in **Table A** and **Table B**, respectively.

Table A - Groundwater

Contaminant of Concern	TRRP Tier 1 Residential ^{GW} GW _{ing} PCL (mg/L)* (Ingestion PCL)	TRRP Tier 1 Residential PCL ^{Air} GW _{Inh-v} (mg/L) (Non-ingestion PCL)	Maximum Concentration (mg/L)
TPH (>C ₁₂ – C ₂₈)	9.80E-01	7.50E+03	2.3
Trichloroethylene	5.00E-03	2.40E+01	0.0624
2,6 – Dinitrotoluene	1.3E-03	NE	0.0016

*Critical PCL without MSD

Bold Text – Indicates ^{GW}GW_{ing} PCL exceedance

Table B - Soil

Contaminant of Concern	TRRP Tier 1 Residential ^{Tot} Soil _{Comb} PCL (mg/kg) (Non-ingestion PCL)	TRRP Tier 1 Residential ^{GW} Soil _{ing} PCL (mg/kg)* (Ingestion PCL)	TRRP Tier 1 Residential ^{Air} Soil _{Inh-v} PCL (mg/kg) (Non-ingestion PCL)	Maximum Concentration (mg/kg)
Lead	500	3.0	NE	162
Mercury	3.6	0.0078	4.6	0.091
Total PCBs	1.1	11	NE	16.9

*Critical PCL without MSD

Bold Text – Indicates ^{GW}Soil_{ing} PCL exceedance

Bold Red Text – Indicates ^{Tot}Soil_{Comb} PCL exceedance

NE – Not Established

APPENDIX F

If the plume extends beyond the limits of property owners listed in this application, list the owners of the additional property beneath which the plume(s) extend(s), and a summary of the interaction with those property owners about the plume(s) and this MSD application. Please Note: You are not required under this item to notify affected property owners, only to provide a summary of who affected property owners are, and if there have been any communications. "No contact" can be an acceptable answer.

Based on groundwater sampling data both on- and off-Site, the plume does not appear to extend beyond the Site boundary and adjacent south public right-of-way.

It should be noted that Clinton Drive, the adjacent south right-of-way, was previously included into an MSD that has since been certified by the TCEQ.

APPENDIX G

A statement as to whether the source of the plume has been removed, the plume of contamination is stable (i.e. no change) or contracting, and the plume is delineated, with the basis for that statement. Please include historical sampling data.

The Site has historically operated as Standco Industries, an industrial facility, which manufactured a variety of products including oilfield brake linings/blocks, “snubber” pads for use in aircraft landing gear, butterfly valve seats, molded friction resistant products, corrosion resistant coatings for studed bolts, spiral gaskets, and wash pipes. Manufacturing operations occurred at the facility between approximately 1940 and 2010. Prior to 1940, the Site was used for warehousing dating as far back as the 1920s. Prior to the 1920s, the facility was undeveloped land. Assessment activities have identified the former onsite industrial activities at the Site as the source area for affected environmental media. In 2010, manufacturing operations at the Site ceased. The Site is currently in the initial stages of single-family residential development. As a result, the source of the plume has been removed.

The upper GWBU at the designated property has been affected by TPH (C₁₂-C₂₈), TCE, and 2,6-DNT at concentrations that exceed the respective ingestion PCLs. Confirmation sampling through the installment and monitoring of permanent monitor wells indicated all COCs at concentrations below their respective ingestion PCLs with the exception of TCE. Reported onsite concentrations of these COCs in groundwater have not exceeded their respective non-ingestion PCLs. The affected groundwater has been horizontally and vertically delineated using a network of four (4) permanent monitor wells and sixteen (16) temporary monitor wells (TMWs) (See **Figure C-a2** in **Appendix C**).

Evaluation of groundwater COC concentrations using Mann-Kendall trend analysis has shown decreasing COC concentrations in the source area well (MW-01), indicating plume stability. The groundwater gradient of the upper GWBU has been measured as southwest in all sampling events conducted over the course of this assessment. Mann-Kendall Statistical Test results are included in this appendix.

**State of Wisconsin
Department of Natural Resources**

**Mann-Kendall Statistical Test
Form 4400-215 (2/2001)**

Remediation and Redevelopment Program

Notice: This form is the DNR supplied spreadsheet referenced in Appendices A of Comm 46 and NR 746, Wis. Adm. Code. It is provided to consultants as an optional tool for groundwater contaminant trend analysis to support site closure requests under s. Comm 46.07, Comm 46.08, NR 746.07, NR 746.08, Wis. Adm. Code. Use this form or a manual method when seeking case closure under those rules. Earlier versions of this form should not be used.

Instructions: Do not change formulas or other information in cells with a blue background, only cells with a yellow background are used for data entry. To use the spreadsheet, provide at least four rounds and not more than ten rounds of data that is not seasonally affected. Use consistent units. The spreadsheet contains several error checks, and a data entry error may cause "DATA ERR" or "DATE ERR" to be displayed. Dates that are not consecutive will show an error message and will not display the test results. The spreadsheet tests the data for both increasing and decreasing trends at both 80 percent and 90 percent confidence levels. If a declining trend is present at 80 percent but not at 90 percent, a site is still eligible for closure under Comm 46 and NR 746 provided that other conditions in those rules are met. If an increasing or decreasing trend is not present, an additional coefficient of variation test is used to test for stability, as proposed by Wiedemeier et al, 1999. For additional information, refer to the Interim Guidance on Natural Attenuation for Petroleum Releases, dated October 1999. Refer to the guidance for recommendations on data entry for non-detect values.

Site Name = 2701 Clinton Drive BRRTS No. = N/A Well Number = MW-1

Compound ->		TCE					
Event Number	Sampling Date (most recent last)	Concentration (leave blank if no data)					
1	7/8/2010	0.06					
2	1/27/2012	0.04					
3	9/17/2015	0.02					
4	12/17/2015	0.01					
5							
6							
7							
8							
9							
10							

Mann Kendall Statistic (S) =	-6.0	0.0	0.0	0.0	0.0	0.0
Number of Rounds (n) =	4	0	0	0	0	0
Average =	0.03	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Standard Deviation =	0.023	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Coefficient of Variation(CV)=	0.724	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Error Check, Blank if No Errors Detected		n<4	n<4	n<4	n<4	n<4
Trend ≥ 80% Confidence Level	DECREASING	n<4	n<4	n<4	n<4	n<4
Trend ≥ 90% Confidence Level	DECREASING	n<4	n<4	n<4	n<4	n<4
Stability Test, If No Trend Exists at 80% Confidence Level	NA	n<4	n<4	n<4	n<4	n<4

Data Entry By = AV Date = 21-Mar-16 Checked By = JB

APPENDIX H

A statement as to whether contamination on and off the designated property without a Municipal Setting Designation will exceed a residential assessment level as defined in the Texas Risk Reduction Program or analogous residential level set by EPA, if known, and basis for that statement.

Without an MSD, the TRRP Tier 1 Residential ^{GW}GW_{ing} PCLs would be used as the RALs for groundwater. Reported concentrations of TCE, TPH (C₁₂-C₂₈), and 2,6-DNT have historically exceeded these non-MSD RALs. However, confirmation sampling through the installment and monitoring of permanent monitor wells indicated all COCs at concentrations below their respective non-MSD RALs with the exception of TCE. TCE concentrations have been horizontally and vertically delineated to within the Site boundary and adjacent south ROW, which is part of MSD Ordinance No. 2010-415.

Additionally, the TRRP Tier 1 Residential ^{GW}Soil_{ing} PCLs would be used as the RALs for soil. Reported concentrations of lead, mercury, and total PCBs in surface (0-15 ft bgs) soil exceed these non-MSD RALs on the southern, central, and northern portions of the Site. These exceedances have been horizontally and vertically delineated and appear to be contained within the Site boundary with the exception of PCB-impacted soil, which appears to extend onto the COH ROW to the adjacent south of the Site. This PCB-impacted soil was previously contained within the Site boundary prior to the conveyance of an additional 7.5-foot ROW to the COH between 2013 and 2014.

This information is based on soil and groundwater sampling and analysis results from the network of soil borings, sixteen (16) temporary monitor wells and four (4) permanent monitor wells installed as part of the soil and groundwater assessment activities.